



Arun District Council
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10th February 2021

Mr and Mrs S English
Little Warwick
Barnham Road
Eastergate
PO20 3RT

Case Officer: James Cross
Telephone: 01903 737784
Email: james.cross@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: BN/153/20/PL
Site Address: Warwick Nursery Barnham Road Eastergate Barnham PO203RT
Description of works: 44 No. dwellings & associated infrastructure. This site falls within the BEW Strategic Site, CIL Zone 1 (Zero Rated).

Thank you for your internet representation made on 9th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33593

Planned verge adjacent to Little Warwick west boundary is dangerously narrow: The planned verge is far too narrow making entry and exit by the kitchen door or side gate impossible without stepping into the road. The planned road is dangerously close to Little Warwick roof eaves making it only a matter of time until construction vehicles and/or housing estate traffic e.g. refuse and delivery lorries etc. hit the roof terrace. The verge needs to be much deeper.

Damage to Little Warwick Property from vibration and road excavations: The original part of Little Warwick is shown on the 1912 Ordinance Survey Third Edition 1:2500 map, making it unlikely the building has significant/any foundations. The current building has been stable but we are concerned heavy vehicles and excessive vibration during construction and afterwards from day to day traffic along the Little Warwick westerly boundary could cause damage to Little Warwick dwelling. We are also concerned that excavations during construction of the road alongside Little Warwick west boundary could cause damage to Little Warwick property.

Security and privacy: to protect the security and privacy of Little Warwick during construction and post development, Landacre will provide and erect a 1.8 m high fencing including three access points at their cost as agreed via emails 28th January, 2021 and 3rd February 2021 as per Proposed Landscape Strategy drawings 210203 LAC-EAS-LS-001-Rev A.pdf and 210203 LAC-EAS-LS-002-Rev A.pdf. We were unable to find these drawings on Arun Planning website.

Proposed Easterly Visibility Splay to B2233 land ownership - Title deed WSX34601 for Little Warwick shows the verge adjacent to B2233 is part of Little Warwick property. The proposed easterly visibility splay to B2233 appears to cut across Little Warwick land. This has not been discussed or agreed and we do not accept this proposal.

Protection of Little Warwick trees during and post construction: Little Warwick enjoys mature trees to the north

boundary, which form part of the visual 'gap' Arun Planning are keen to retain. It is unclear how the existing mature trees will be protected during construction and long term given the proximity of the access road from the B2233 to the mature trees and their roots.

Potential 'Rat Run': the proposed road adjacent to Little Warwick has the potential to become a rat run for vehicles travelling to/from the Boweries development and if the proposed A29 realignment goes ahead from traffic travelling up the A29 and from the Church Commissioners land. The current traffic calming measures included in Landacre proposal seem unlikely to deter vehicles from creating a rat run to/from the B2233.

Access to the whole of Little Warwick plot during construction: Little Warwick title deed WSX34601 gives the right at all times and for all purposes to pass and repass over and along the road adjacent to the Little Warwick boundary. It is unclear how free access and safety of Little Warwick owners and visitors will be maintained throughout the construction period.

Protection from dust, noise, mud etc. during construction: It is unclear how the developer will protect Little Warwick from dust, noise, mud and other unwanted negative impacts caused by the construction.

Protection of Deer - Little Warwick and the adjacent Landacre site enjoys regular visits from a small group of deer (photographs can be provided). They come across the Landacre site from the nursery, to Little Warwick, Kinnersley and Bexstone House front gardens. These animals need to protection during construction and to retain access to their habitats. With development planned for the north side of the B2233 it will not be possible to relocate the deer to these orchard and bramble scrub areas.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at <https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.